



**Planning, Development  
and Transportation**  
Transportation Planning  
305 Chestnut Street  
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**DATE:** 08.24.2016

**TO:** ProTrak

**FROM:** Bill McDow  
Transportation Planning

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■ **ELEMENT BARCLAY WEST APARTMENTS [TRC Plan Review# 5]**

- 1) Tree survey appears to be complete.
- 2) Provide a full plan set for final review, prior to signature. Final plans should show all required elements, TIA improvements and prior approvals for Gallery Park Blvd, and connecting streets to this phase:
  - i) Please show pavement markings on all subdivision and Development Streets, including Gallery Park Blvd, Independence Blvd, S. 17<sup>th</sup> Street, Chippenham Drive, Element Way, Dusty Miller Lane, George Anderson Drive and Barclay Pointe Blvd.
  - ii) Show the ADA improvements for this phase, to include wheel chair ramps at driveways, intersections and sidewalk connections; pavement markings for ADA accessible routes, ADA signage and Tactile Mats for wheel chair ramps.
  - iii) Provide crosswalks at driveway crossings, street intersections, and internal crossing locations.
  - iv) Provide crosswalks and markings for the roundabout as shown in Gallery Park plan and previous plans. If a striping plan is proposed for this phase, please submit it.
  - v) Provide pavement markings for the site and this phase per City of Wilmington Technical Standards and previously approved plans, including left and right turn arrows, stop bars, shared thru and right turn arrows, etc.
  - vi) Provide required regulatory signage for this phase, including stop signs, Yield Signs, Do Not Enter, Pedestrian Crossing Signs, Yield to Pedestrian signs, etc.
- 3) Show the TIA required improvements approved for this project. Ensure lane assignments are correct. Sheet SRB1 of 5 shows dual right turn lanes but the Sheet TIA 1 of 2 shows dual left turn lanes.
- 4) Please verify the number and direction of the ingress and egress lanes at each intersection. If the lane configuration is single ingress/ egress or multiple ingress/ egress lanes in this phase, (such as dual lefts), please show the configuration. Signal improvements may be shown as separate plan sheets.
- 5) Site plans appear to show left turns at site driveways, which require median breaks on Independence Blvd and S. 17<sup>th</sup> Street. If these entrances are improved in another phase, please note when the median will be opened and left overs or left turn lanes will be installed.
- 6) Please show the installation of Right Turn Lanes required in this phase per the TIA, including George Anderson Drive, S. 17<sup>th</sup> Street and Site Driveway #2,
- 7) If improvements and restriping to Gallery Park Blvd, Independence Blvd and S. 17<sup>th</sup> Street are required to allow access to the major thoroughfares, it may be required for this development to install these improvements to make this phase meet City technical standards.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.